

**HISTORIC DISTRICT COMMISSION
MINUTES OF MEETING
JULY 11, 2012**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: William Moonan, Chair; Carol Carlson; Alan Long; Kevin Latady; Lorrie Dunham

ABSENT: Karen Kalil-Brown, Clerk

Mr. Moonan introduced himself and read the emergency evacuation notice.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #002-13 – Carol and Alan Long, 43 Great Road, for walkway and landscaping.

Mr. Long recused himself, as he was the applicant for this hearing.

Mr. Long stated that there were a few minor items that he and his wife wanted to change or add at their property on Great Road. He said the first item involved the walkway; the existing walkway was poured concrete and they wanted to change it to bluestone, the idea for which was inspired by the walkway at 16 North Road. Mr. Long noted that the application packet contained photographs of the proposed bluestone and of the existing walkway, and it was clear that the bluestone would be much more visually appealing.

Mr. Moonan said he assumed the stones would not be cemented down onto the ground. Mr. Long replied that they would not; they would be laid on stone dust and locked in with sand.

Ms. Carlson asked how long the walkway was. Mr. Long replied that it was 22 feet long and 48 inches wide. Mr. Moonan asked whether those dimensions were the same as the existing walkway. Mr. Long said that they were.

Mr. Latady asked whether the applicant had considered brick instead of bluestone, as the bluestone looks more casual as a front walk than brick would. Mr. Long agreed that it looked slightly more casual than brick, but noted that both options were preferable to poured concrete.

Ms. Carlson said she thought the bluestone would look extremely attractive.

Mr. Moonan called for a motion to approve the walkway.

MOTION:

Ms. Carlson moved to approve Carol and Alan Long, at 43 Great Road, thermal-sawn full-color random-patterned bluestone with granite edging for the front walk, to reproduce existing dimensions, as shown on Exhibit A.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

Recused: Long

The motion carried unanimously, 4-0-0.

Mr. Long said they also hoped to repair the existing porch, using the same materials.

Mr. Moonan said that the Commission would not need to approve that change, as it fell under general maintenance and repair.

Mr. Long said the other change to the porch involved adding new roof shingles. He commented that the porch roof shingles were currently tan, and he would like to change them to charcoal black, to match the rest of the house.

MOTION:

Mr. Latady moved to approve the change of roof shingle material on existing porch at 43 Great Road to match shingles on the rest of the house.

Ms. Carlson seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

Recused: Long

The motion carried unanimously, 4-0-0.

Mr. Long explained that the last item for which he would like approval involved landscaping. He said that there were four yew bushes, two on each side of the portico, that they would like to remove, leaving the foundation exposed; he believed it would look more attractive and it was his understanding that there was a historical precedent for an open foundation. Mr. Latady said there was indeed historical precedent for leaving the foundation exposed with no plantings, and he thought it would look very attractive on Mr. Long's house. Mr. Long added that he would lay down some mulch or groundcover in the place where the plantings stood.

Mr. Long said there were also some evergreens on the west side of the property, not attached to the house, that they would like to remove. Mr. Moonan said he had no problems with any of those landscaping changes. The other Commission members agreed.

MOTION:

Ms. Dunham moved to approve the removal of four yew bushes at the front of the house at 43 Great Road, along with placement of mulch or groundcover. Also approved for removal are two low-lying evergreen bushes along the western side of the front lawn.

Mr. Latady seconded the motion.

Voting in favor: Moonan, Carlson, Latady, and Dunham

Voting against: None

Abstained: None

Recused: Long

The motion carried unanimously, 4-0-0.

PRESENTATION: Ms. Carlson read the notice of the hearing.

PETITION #002-13 – Anna Wallace, 5 Springs Road, for demolition of garage and rear kitchen ell and porch; restoration of original 1838 house; two-story addition; and landscaping.

Mr. Latady recused himself, as he was the architect for this project.

Ms. Wallace greeted the Commission and said that her architect, Mr. Latady, would be presenting this evening. Mr. Latady mentioned that he had been before the HDC informally last month to talk about this project, so the Commission has a general idea about the scope of the work. He said that he and Ms. Wallace would also be presenting before the Zoning Board of Appeals tomorrow night regarding setback issues.

Mr. Latady explained that the proposed project scope was to keep the original home intact and take down the back half of the house, which consisted of a kitchen ell built in the late 1800s that is in great disrepair and a porch addition from the 1960s. He said the plan was to lift up the old house off the foundation and rest it in the yard while a new foundation was poured, and then the house will be put back onto that new foundation. He stated that, at the last meeting, it was suggested that a two-car garage might be more desirable than the originally-proposed one-and-a-half-car garage, and they have decided to go with that option; therefore, the updated site plan showed a two-car garage. He added that other minor changes will be proposed as well, including to the railings, windows, and landscaping.

Mr. Latady handed out an updated application packet and noted that it detailed all of their proposed changes (see attachment). He went through the individual notes and photographs on each page and detailed the scope of the proposed work.

Mr. Moonan asked whether there would be gutters. Mr. Latady said they had not made that decision yet.

Mr. Moonan asked whether the garage and “hay loft” doors would be the same green color as the shutters. Mr. Latady replied that they would.

Mr. Latady explained that they were not sure whether they would be keeping and restoring the original windows in the house or replacing all of the windows with Pella Architectural Series wood windows. He said it would come down to cost and the feasibility of keeping the original windows, and added that they would appreciate it if the Commission allowed both options. The Commission talked about the dimensions and R-value of the proposed window options.

Mr. Moonan called for a series of motions to approve each of the items requested in the application package.

MOTION:

Ms. Carlson moved to approve to Anna Wallace, 5 Springs Road, demolition of garage, rear kitchen ell, porch, as shown on Exhibits C and D.

Mr. Long seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham

Voting against: None

Abstained: None

Recused: Latady

The motion carried unanimously, 4-0-0.

MOTION:

Ms. Carlson moved to approve the siding material for 5 Springs Road, cedar to match existing, as shown on Exhibits C and D.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham

Voting against: None

Abstained: None

Recused: Latady

The motion carried unanimously, 4-0-0.

MOTION:

Ms. Carlson moved to approve exterior colors for 5 Springs Road, for shutters and doors, as shown on Exhibit B, and to approve roofing material as shown on Exhibit B.

Mr. Long seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham

Voting against: None

Abstained: None
Recused: Latady
The motion carried unanimously, 4-0-0.

MOTION:

Ms. Carlson moved to approve the pavers between house and garage at 5 Springs Road, to be paved with Boston Colonial Pavers “Ideal” Beacon Hill Blend with quarry blend edge, as shown on Exhibit A.

Mr. Long seconded the motion.
Voting in favor: Moonan, Carlson, Long, and Dunham
Voting against: None
Abstained: None
Recused: Latady
The motion carried unanimously, 4-0-0.

MOTION:

Ms. Carlson moved to approve granite veneer for the façade, as shown on Exhibit E, with granite-capped foundation wall, for 5 Springs Road.

Mr. Long seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham
Voting against: None
Abstained: None
Recused: Latady
The motion carried unanimously, 4-0-0.

MOTION:

Ms. Carlson moved to approve Option 1 or Option 2 for windows, as shown on Exhibit F, for 5 Springs Road.

Ms. Long seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham
Voting against: None
Abstained: None
Recused: Latady
The motion carried unanimously, 4-0-0.

MOTION:

Mr. Long moved to preserve the existing shutters and add new shutters to the west face of the addition at 5 Springs Road.

Ms. Dunham seconded the motion.

Voting in favor: Moonan, Carlson, Long, and Dunham

Voting against: None

Abstained: None

Recused: Latady

The motion carried unanimously, 4-0-0.

Rita Fardy, of 6 Hancock Street, said she has lived very close to this house for many years and she believed this project would be beautiful. She said she had no objections to the plans, but wanted to warn the applicant that it can be very difficult to back out of the driveway at that property, so a fence near the driveway may not be a good idea if it blocked view lines. Mr. Long said he didn't feel that a fence was necessary, at least on the street side and cemetery side of the property. The applicants talked with the HDC and Ms. Fardy in more detail about the fence height and placement. It is the intention of the applicant to return to a subsequent HDC meeting to obtain approval for fencing and other landscaping of the property.

BUSINESS MEETING:

Sign By-Law Review Committee

The Commission talked with Jeffrey Cohen, the Chair of the Sign By-Law Review Committee (SBRC), about proposed changes to the Sign By-Law.

Mr. Moonan stated that the Commission's biggest concern about signs is their enforcement. He noted that temporary signs, both in the Historic District and in the rest of the Town, are supposed to be up for no more than 30 days, but very often business owners leave their temporary signs up for much longer. He said he wasn't sure how enforcement of this rule could be handled or whether the Town wanted to administer penalties, monetary or otherwise, but he hoped the SBRC could at least discuss the issue.

There was further discussion about signs, particularly window signs and sandwich boards, and the enforcement of them.

Mr. Cohen thanked the Board members for their time and stated that he would bring these comments up at the next SBRC meeting.

June 6 Meeting Minutes

MOTION:

Ms. Carlson moved to approve the minutes of the June 6, 2012 meeting, as corrected.

Mr. Latady seconded the motion.
Voting in favor: Moonan, Carlson, Latady, and Dunham
Voting against: None
Abstained: Long
The motion carried, 4-0-1.

MOTION:

Ms. Carlson moved to adjourn the meeting.
Mr. Long seconded the motion.
Voting in favor: Moonan, Carlson, Long, Latady, and Dunham
Voting against: None
Abstained: None

The motion carried unanimously, 5-0-0.

The meeting adjourned at 9:10 PM.

William Moonan, Chairman Date

Respectfully Submitted,

Scott Gould
HDC Assistant

Attachments:

- Application packet for 5 Springs Road